

**Code Enforcement Litigation Report  
June 2009**

**NAME OF MATTER: Martin, A. Ray ats. AACo.**

Location: 1561 Matthews Town Road, Hanover, MD 21076

Violation: Construction of addition without required permits; contempt of previous court order to clean all construction debris from property.

**DISPOSITION:** Contempt fine of \$250 entered with 30 days to pay. Property cleaned of all construction debris.

Judge: Spencer

**NAME OF MATTER: Minor, IV, William A. and Paula A.**

Location: 4462 Purple Martins Road, Pasadena, MD 21122

Violation: Grading without a permit.

**DISPOSITION:** William Minor found guilty of grading without a permit on and fined \$250. All abatement completed prior to trial. Citation written to Paula Minor, was nol prossed.

Judge: Legum

**NAME OF MATTER: Bond, Peggy P.**

Location: 4049 Brummel Road, Pasadena, MD 21122

Violation: Construction of an addition - No Building Permits.

**DISPOSITION:** Peggy Bond found guilty of building without a permit. Ordered to complete her retroactive building permit by responding to all Inspections and Permits directives within 5 days and getting a final inspection within 30 days of completing work. She was fined \$150.

Judge: Legum

**NAME OF MATTER: Henson, Crystal**

Location: 160 Browns Woods Road, Annapolis, MD

Violation: Grading without permits.

**DISPOSITION:** Crystal Henson pled guilty to grading without a permit and agreed to the entry of a Consent Judgment requiring her to apply for a grading permit and any other County approvals needed; responding to all comment letters within 14 days; and calling for a final inspection within 14 days of completing all work under the permit. The contractor had previously paid a \$500 fine so Ms. Henson's fine was waived.

Judge: Legum

**NAME OF MATTER: Coleman, Carol F.**

Location: 420 Cedar Hill Road, Baltimore, MD 21225  
Violation: Building an addition without permits.

**DISPOSITION:** Carol Coleman entered a guilty plea by paying her \$500 citation for building without a permit prior to court.

Judge: Legum

**NAME OF MATTER: Jacobs, David L. and Shirley A.**

Location: 8157 Bodkin Avenue, Pasadena, MD 21222  
Violation: Construction of a pier extension and pilings in the **Chesapeake Bay Critical Area** Buffer.

**DISPOSITION:** David Jacobs pled guilty of building in the **Chesapeake Bay Critical Area** under citation and entered into a Consent Judgment to apply for a retroactive permit for his pier extension and pilings within 30 days or remove the construction. He was fined \$500. Citation written to Shirley Jacobs was nol prossed.

Judge: Legum

**NAME OF MATTER: Allen, Richard and Roberta (EGC)**

Location: Revell Highway, Annapolis, MD,  
Violation: Grading without a permit.

**DISPOSITION:** Consent Judgment entered. Defendants agreed to apply for a grading permit and submit a site development plan to the County by July 13, and to comply with all directives of county. \$500 fine imposed, full amount suspended pending compliance with the order.

Judge: Legum

**NAME OF MATTER: Schreiber, James and Faulstich, Kathleen**

Location: 283 Iris Drive, Pasadena, MD 21122

Violation: Commercial vehicle with a GMV about 10,000 lbs. parked in residential area.

**DISPOSITION:** Defendant James Schreiber paid citation in court, and court marked it as paid. Citations against Kathleen Faulstich and Ted's Towing Inc. nol prossed. Violation abated.

Judge: Legum

**NAME OF MATTER: Gubbels, Lawrence and Christina**

Location: 7241 Baltimore-Annapolis Boulevard, Glen Burnie, MD 21061

Violation: Garage renovations without building permits.

**DISPOSITION:** Consent Judgment entered. Defendant agreed to abate violation by applying for a building permit within 30 days of date of judgment and diligently pursuing approval of the same.

Judge: Legum

**NAME OF MATTER: Helmick, Carl, Jr. and Beverly**

Location: 700 Church Street, Baltimore, MD 21225

Violation: Solid waste-junk & debris/untagged-unregistered vehicle(s).

**DISPOSITION:** Consent Judgment entered with Defendant Carl Helmick on citation for unregistered vehicles. Defendant agreed to remove or tag all unregistered vehicles within 30 days and to pay a fine of \$125. Other 3 citations nol prossed (unregistered vehicle for Beverly Helmick and junk and solid waste for both defendants).

Judge: Legum

**NAME OF MATTER: Maatouk, Michael**

Location: 3006 Mountain Road, Pasadena, MD 21122

Violation: Failure to apply for County wastewater discharge permit.

**DISPOSITION:** Consent Judgment entered. Defendant agreed to pay for and apply for wastewater discharge permit within 30 days of Judgment, and to pay the remaining outstanding fees owed within 60 days of judgment. Defendant to diligently pursue approval of the permit and diligently comply with all directives of the County in order to obtain the permit. If he fails to get

permit, he shall cease operation. Fine of \$1000 imposed, full amount suspended so long as defendant complies with terms of the judgment.

Judge: Legum

**NAME OF MATTER: RSH, Inc.**

Location: 7177 B & A Boulevard, Glen Burnie, MD 21061

Violation: Failure to apply for County wastewater discharge permit.

**DISPOSITION:** Defendant failed to appear. Affidavit judgment entered. Defendant required to pay all outstanding fees and to apply for a wastewater discharge permit within 30 days of date of judgment. Fine of \$1,000 imposed. If defendant fails to comply with judgment, DPW may suspend sewer service.

Judge: Legum

**NAME OF MATTER: Hoover, Sanders and Evans, Holly ats. AACo.**

Location: 968 High Point Drive, Annapolis, MD 21409

Violation: Untagged vehicles on the property.

**DISPOSITION:** Defendants failed to appear, body attachment issued. A \$125 cash bond required for both defendants.

Judge: Legum

**NAME OF MATTER: Hoover, Sanders M. ats. AACo.**

Location: 968 Highpoint Drive, Annapolis, MD 21401

Violation: Junk and debris on the property.

**DISPOSITION:** Defendant failed to appear, body attachment issued. A \$125 cash bond required for both defendants.

Judge: Legum

**NAME OF MATTER: Rose, Charles, III and Brenda**

Location: 164 Cardamon Drive, Edgewater, MD 21037  
Violation: Failure to maintain septic system.

**DISPOSITION:** Defendants failed to appear. Affidavit judgment entered on 2 citations. Fines of \$250 imposed in each matter. Abatement already ordered in previous matter.

Judge: Legum

**NAME OF MATTER: Allen, Richard and Roberta (EZC)**

Location: 1463 Middletown Road, Annapolis, MD 21409  
Violation: Unregistered vehicles; junk and debris; operation of commercial business (contractor's yard/landscaping business) with no certificate of use; portable storage containers and oversized vehicles on property.

**DISPOSITION:** Consent judgment entered. Defendants are to keep property free from all outside storage of junk and solid waste and all unregistered vehicles. Defendants shall diligently pursue approval of the pending zoning certificate of use application to authorize operation of a commercial business. Defendants shall submit a Site Development Plan to the County. If the Defendant is unable to obtain a zoning certificate of use, the Defendant shall cease use of the subject property for the operation of any commercial business(es) within 30 days of any such denial.

Judge: Mosley

**NAME OF MATTER: Einfeldt, James and Elizabeth**

Location: 413 Chestnut Trail, lots 104 to 107 block 34b, Chestnut Trail, lots 101-102-103, block 3, Crownsville, MD  
Violation: Storing Junk and Debris and inoperable/unregistered vehicles at the property.

**DISPOSITION:** Consent Judgment entered. Defendant given 90 days to clear the property of all junk and debris and unregistered/inoperable vehicles. A \$1,000.00 imposed but suspended provided that he completes the clean up in the 90 days provided.

Judge: Riley

**NAME OF MATTER: Moulden, Daniel and Pinkey, William**

Location: 416 Mill Swamp Road, Edgewater, MD 21037

Violation: Untagged vehicles; junk & debris

**DISPOSITION:** Both defendants failed to appear, body attachments issued against both. \$250 cash bond and 100 percent must be paid by defendants.

Judge: Mosley

**NAME OF MATTER: American Auto and Truck Parts, Inc. et al. - TRO**

Location: 7930 Solley Road, Glen Burnie, MD 21122 (Parcels 109, 110, 274)

Violation: Grading without a permit in a **Chesapeake Bay Critical Area** and operating a junkyard in violation of County Code.

**DISPOSITION:** Consent Judgment entered. All \$20,000.00 in fines paid. Defendants ordered to apply for and obtain all grading and zoning approvals needed to legally operate an automobile dismantling and recycling facility. If approvals are not obtained, then the business must be stopped and the vehicles removed from the location.

Judge: Caroom

**NAME OF MATTER: Da Silva, Raul and Susana**

Location: 7524 Old Coaling Road, Harmans, MD 21077

Violation: Grading without a permit violation with part of property in **Chesapeake Bay Critical Area**.

**DISPOSITION:** Defendants failed to Appear. Default Injunction signed ordering both defendants to pay fine of \$1,500 and to obtain grading permit within 90 days.

Judge: Mosley

**NAME OF MATTER: Jacoby, Donald and Melanie**

Location: 125 Orchard Road, Riva, MD 21140

Violation: The violation is the construction of a deck and steps without a building permit.

**DISPOSITION:** Defendants Mr. & Mrs. Jacoby appeared. The action was dismissed. They did not install the non-permitted stairs and deck. They have gone to foreclosure and no longer own the property. Defendant Brackett, the owner at the time of the construction had been served but did

not appear. A \$625 judgment was entered against him. The property is now in the hands of a third and new owner not party to our suit.

Judge: Mosley

**NAME OF MATTER: Brooklyn Cycle World, Inc.**

Property in Violation: 5810 Ritchie Highway, Baltimore, MD 21225

Location: 5808 Ritchie Highway, Baltimore, MD 21225

Violation: Exceeding the limits of the Board of Appeals decision; outside storage, use not permitted (parking), outside storage/repair of watercraft, operating a business without a certificate of use; construction of walkway and interior renovations without required permits.

**DISPOSITION:** Brooklyn Cycle World, Inc. was found to be in contempt. The defendant was ordered to pay an additional contempt fine of \$1,000 on top of the \$1,075 levied a year ago. The court ordered total compliance with the Judgment of June 5, 2008. In addition, however, the County is now authorized to take any action it deems appropriate regarding the Certificate of Occupancy, without further court action, for this commercial business should the building permit for the renovation work not be issued within 45 days.

Judge: Reilly

**NAME OF MATTER: Zilinskas, Dwight and Eileen; Hans Marine Construction**

Location: 332 1/2 Riverside Drive, Edgewater, MD 21037

Violation: Grading without a permit in the **Chesapeake Bay Critical Area**.

**DISPOSITION:** Mr. Zilinskas has abated the violation by obtaining the required grading permit. Hans did not appear and the Court imposed a fine of \$1,000. The citations issued against Mr. and Mrs. Zilinskas were not processed.

Judge: Legum

**NAME OF MATTER: Lowe, Arthur**

Location: 2 Friendship Road, Friendship, MD 20758

Violation: Construction of addition without building permits.

**DISPOSITION:** The violation was abated by tearing down the non-permitted structure and the \$500 fine was paid before our scheduled hearing.

Judge: Legum

**NAME OF MATTER: Thomas, Tommy Lee**

Location: 540 Arundel Avenue, Glen Burnie, MD 21061

Violation: Failure to have approved stormwater management plans.

**DISPOSITION:** The violation had been abated by the removal of the impervious surface. The fine was reduced to \$250 as the situation had been corrected.

Judge: Legum

**NAME OF MATTER: Briggs, Cherie; Stallings Landscaping, Inc.**

Location: 1625 Carnoustie Drive, Pasadena, MD 21122

Violation: Construction of stone patio with retaining walls without a building permit.

**DISPOSITION:** As the violation was abated by the contractor who paid the \$500 fine, we entered a nol pros as to the homeowner, Cherie Briggs.

**NAME OF MATTER: Schrader, Mark and Jacqueline**

Location: 938 Williams Street, Edgewater, MD 21037

Violation: Failure to comply with approved stormwater management plan.

**DISPOSITION:** Defendant Mark Schrader agreed to remove any excess impervious surface to the satisfaction of Inspections and Permits within 120 days, we agreed to no fines and to nol pros the citation as to Mrs. Schrader.

Judge: Legum

**NAME OF MATTER: Malley, Bruce**

Location: 363 Hall Road, Crownsville, MD 21032

Violation: Construction of retaining wall and carport without required permit; grading without a permit in the **Chesapeake Bay Critical Area**.

**DISPOSITION:** Nolle prosequi entered as to citation for building violation. Consent Judgment signed as to citation for grading violation. Fined \$500 plus costs.

Judge: Wilcox

**NAME OF MATTER: Hairston, Barbara**

Location: 516 Grays Creek Road, Pasadena, MD 21122

Violation: Grading without a permit in the **Chesapeake Bay Critical Area** Buffer.

**DISPOSITION:** Ms. Hairston found guilty of grading without permits and ordered to pay a \$250 fine plus costs.

Judge: Legum

**NAME OF MATTER: Washko, Bruce**

Location: 3309 Glebe Drive, Edgewater, MD 21037

Violation: Grading without a permit in the **Chesapeake Bay Critical Area** Buffer.

**DISPOSITION:** Defendant, Mr. Washko was found guilty and ordered to pay a fine of \$250 plus costs.

**Judge: Legum**

**NAME OF MATTER: Willey, Dorsey and Kimberly**

Location: 312 Delaware Avenue, Pasadena, MD 21222

Violation: Construction of a retaining wall without building permits  
Grading without a permit in the **Chesapeake Bay Critical Area** Buffer.

**DISPOSITION:** Mr. & Mrs. Willey were found guilty on the grading without permits violation and ordered payment of a (total) \$200 fine plus costs and to abate by 8/1/09.

Judge: Legum

**NAME OF MATTER: Francis, Joseph**

Location: 1710 Norfolk Road, Glen Burnie, MD 21061

Violation: Untagged vehicle on the property.

**DISPOSITION:** Defendant admitted he was in contempt and was fined \$250 plus costs.

Judge: Wilcox

**NAME OF MATTER: Lowe, Rebecca H. and Hubert O.**

Location: 4937 Hine Drive, Shady Side, MD 20764

Violation: Untagged-unregistered vehicle(s) on the property.

**DISPOSITION:** Consent judgment as to Rebecca Lowe, who was ordered to pay \$500 fine plus costs and abate within 30 days. Nolle prosequi as to Hubert Lowe.

Judge: Legum

**NAME OF MATTER: Campos, Martha & Serafin**

Location: 530 Elizabeth Road, Glen Burnie, MD 21061

Violations: Untagged/Unregistered vehicles on the property.

**DISPOSITION:** Consent judgment entered as to Martha Campos, ordered to pay \$125 fine plus costs and abate the violation. Nolle pros as to Serafin Campos.

Judge: Legum

**NAME OF MATTER: Toskov, Anthony G. and Furnace Properties, LLC**

Location: 1706 Furnace Drive, Glen Burnie, MD 21060

Violation: Use of R5 zoned property as a commercial parking lot.

**DISPOSITION:** Consent Judgment entered, whereby Defendant shall not use or allow the use of the subject property for parking accessory to adjacent business or commercial enterprises until such time as the Defendant has received all State and County approvals, variances and permits required to render such use lawful and that abatement was to commence with application(s) for all required variances, approvals & permits w/in 60 days, payment of \$100 fine within 10 days plus costs.

Judge: Wilcox

**NAME OF MATTER: Sidibet, Peggy L.**

Location: 7908 Parke West Drive, Glen Burnie, MD 21061

Violation: Untagged vehicle on the property.

**DISPOSITION:** Defendant ordered to pay \$250 fine plus costs and abate within 10 days.

Judge: Wilcox

**NAME OF MATTER: Anspach, Michael**

Location: 1208 Latrobe Drive, Annapolis, MD 21409

Violation: Construction of gazebo without required permit.

**DISPOSITION:** Defendant signed Consent Order, whereby he is to pay \$250 fine plus costs and abate within 30 days.

Judge: Wilcox

**NAME OF MATTER: Mariano, Franklin**

Location: 1863 Montreal Road, Severn, MD 21144

Violation: Storing unregistered vehicle on the property.

**DISPOSITION:** Defendant signed Consent Judgment whereby he is to pay \$250 fine plus costs and abate within 20 days.

Judge: Wilcox